Mortgage Banker

DECEMBER 1980

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Outlook 1981
Part I

Mortgage Banker

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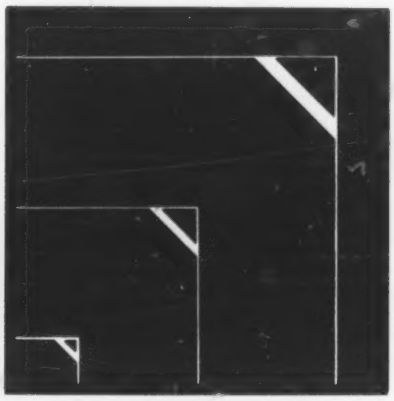

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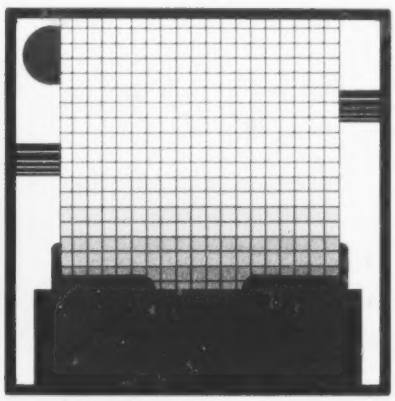

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Mortgage Market Trends

Prepared by MBA's Economics Department

November 17, 1980

It is apparent that 1980 has been a rather difficult year for the U.S. economy, and particularly so for the housing and mortgage markets. As we stand on the threshold of 1981, it appears that the economy should be beginning to show more positive signs of recovery, and interest rates may level off for a while.

The instability in interest rates experienced over the last few months can be attributed to a sustained nervousness in the credit markets due to the mercurial trends in economic activity and inflation. While a number of economic indicators seem to point toward a revitalized economy, it is premature to assume that the economy is planted firmly on the road to recovery. Despite reported improvements in industrial production, retail sales, and personal income, there is still cause for concern. Inflation remains a persistent problem. The CPI continues to rise (albeit at a more moderate rate than the double digit increases experienced in 1980's second quarter), and this is troublesome. The restraining effects that recessions generally have on inflation do not appear to be potent enough this time around.

The housing-related components of the CPI, after a brief respite in the second and third quarters of 1980, have begun to climb again and may be ripe for some more rapid increases in the near future. Mortgage interest rates increased about 200 basis points between mid-June and mid-October. Furthermore, we might also see a renewed acceleration in home prices if sales activity picks up when we move out of the recession. Thus, following the rather brisk 13 percent increase in the inflation rate experienced in 1980, we can anticipate only a modest decline to the 10 to 11 percent range in 1981.

As housing-related price increases continue to place upward pressure on the price index, and as the recession proves to be much less effective in wringing out inflation than was hoped, interest rates, both short- and long-term, will be adjusted accordingly.

Whether the roller-coaster trend in interest rates will continue will depend in part on the future actions of the Federal Reserve. The past year's almost unprecedented absolute swings in interest rates were to a great extent influenced by Federal Reserve policy. The Fed contributed to the greater volatility in the economy through its emphasis on the monetary aggregates and its increased willingness to allow market interest rates to fluctuate in a wider band. If the Fed continues to maintain its reserve control approach as opposed to its former posture of interest rate targeting, then we can expect continued volatility in rates during 1981.

In terms of the outlook for mortgage interest rates, a national prime conventional mortgage rate in the neighborhood of 14 percent appears likely throughout the first quarter of 1981. Thereafter, there may be a gradual downward trend, which will evolve as a result of a steadying in the economy.

Frances E. Wrocklage, Senior Economist

MORTGAGE MARKET TRENDS—DECEMBER 1980

RESIDENTIAL STRUCTURES, BY UNIT TYPE
(Units in thousands)

Year and Month	PERMITS 16,000 ISSUING PLACES						HOUSING STARTS					
	Actual			Seasonally Adjusted Annual Rate			Actual			Seasonally Adjusted Annual Rate		
	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1979												
JUN	156	112	44	1,639	1,144	495	193	147	46	1,910	1,399	511
JUL	138	104	34	1,528	1,136	392	164	130	34	1,764	1,352	412
AUG	152	111	41	1,654	1,181	473	172	133	39	1,788	1,389	399
SEP	140	90	50	1,775	1,166	609	164	117	47	1,874	1,360	514
OCT	141	96	45	1,542	1,064	478	169	122	47	1,710	1,268	442
NOV	98	64	34	1,263	850	413	119	82	37	1,522	1,094	428
DEC	81	52	29	1,244	899	345	92	65	27	1,548	1,165	383
1980												
JAN	75	52	23	1,264	882	382	73	56	17	1,419	1,219	290
FEB	76	54	22	1,142	801	341	80	55	25	1,330	887	443
MAR	82	56	26	932	627	305	85	59	26	1,041	705	336
APR	77	54	23	789	536	253	96	71	25	1,030	728	302
MAY	77	56	21	825	576	249	92	73	19	913	714	199
JUN	101	69	32	1,078	721	357	116	84	32	1,223	832	391
JUL	113	84	29	1,236	900	336	119	94	25	1,249	951	298
AUG	116	86	30	1,361	988	373	129	104	25	1,416	1,139	277
SEP	142p	93p	49p	1,561p	1,052p	509p	139p	106p	33p	1,544p	1,179p	365p
8 months												
1980	717	511	206				790	596	194			
1979	1,053	770	283				1,204	933	271			
1978	1,137	834	303				1,310	1,069	301			
1977	1,131	852	279				1,333	1,067	266			

VALUE OF NEW CONSTRUCTION PUT IN PLACE
(Dollars in millions)

Year and Month	Seasonally Adjusted Annual Rate			
	Total	1 Unit	2+ Units	Non-Res.
1979				
JUN	125,955	60,617	17,802	47,536
JUL	127,697	61,059	17,916	48,722
AUG	127,149	61,381	17,915	47,853
SEP	128,898	61,308	19,055	48,535
OCT	130,677	60,858	19,005	50,814
NOV	130,358	59,218	19,749	51,391
DEC	132,078	57,753	20,751	53,574
1980				
JAN	137,295	58,439	22,224	56,632
FEB	130,053	54,463	20,664	54,926
MAR	120,768	48,797	19,628	52,343
APR	113,411	42,980	17,723	52,708
MAY	108,104	38,057	17,131	52,916
JUN	104,786	35,750	16,150	52,886
JUL	101,629	37,263	14,922	49,444
AUG	105,162	40,380	15,647	49,135
SEP	108,705p	44,369p	16,013p	48,323p

HOUSE SALES
(Units in thousands)

Year and Month	EXISTING HOUSES[1]	NEW HOUSES		
		Sold	Available For Sale	Months Supply at Current Rate
1979				
JUN	344	64	420	6.6
JUL	343	66	421	6.3
AUG	377	69	419	6.1
SEP	314	62	414	6.7
OCT	329	55	416	7.6
NOV	255	41	409	10.0
DEC	197	34	403	11.8
1980				
JAN	209	43	393	9.2
FEB	220	44	381	8.7
MAR	243	43	370	8.6
APR	224	36	361	10.2
MAY	219	43	349	8.1
JUN	233	48	342	7.2
JUL	275	55	339	6.2
AUG	286	60	332	5.6
SEP	293	46p	338p	7.3p
8 months				
1980	1,916	372		
1979	2,630	525		
1978	2,702	577		
1977	2,439	580		

RESIDENTIAL STRUCTURES, BY REGION
(units in thousands)

Year and Month	PERMITS 16,000 ISSUING PLACES								STARTS							
	Actual				Seasonally Adjusted Annual Rate				Actual				Seasonally Adjusted Annual Rate			
	North East	North Central	South	West	North East	North Central	South	West	North East	North Central	South	West	North East	North Central	South	West
1979																
JUN	18	34	59	45	199	332	636	472	19	24	79	51	178	371	862	499
JUL	15	27	51	45	161	281	585	501	18	36	68	43	174	356	762	472
AUG	15	30	50	47	147	310	664	533	20	39	74	40	176	388	770	454
SEP	19	29	54	39	217	337	704	517	13	39	67	46	164	392	765	553
OCT	14	28	59	38	151	271	673	447	21	35	73	40	172	317	765	456
NOV	13	16	42	27	152	191	557	363	19	20	53	27	170	249	716	387
DEC	10	12	34	25	144	224	517	359	10	15	40	27	156	326	667	399
1980																
JAN	5	8	39	23	116	221	577	350	6	6	40	22	194	213	673	339
FEB	5	8	39	24	125	178	524	315	3	8	47	23	73	223	701	333
MAR	10	10	40	22	122	120	442	248	7	12	45	21	105	178	511	247
APR	8	12	37	20	86	116	385	202	10	15	48	23	130	156	487	257
MAY	9	13	36	19	98	122	399	206	12	15	45	21	129	122	459	203
JUN	11	15	48	27	114	142	534	288	13	21	58	24	120	179	679	245
JUL	12	20	50	32	119	208	566	343	12	20	60	27	194	193	664	278
AUG	11	19	53	33	117	213	650	381	13	21	63	32	128	224	694	370
SEP	13p	25p	69p	35p	139p	237p	772p	413p	17p	30p	62p	30p	211p	283p	688p	362p
8 months																
1980	71	105	342	200					76	118	406	193				
1979	108	202	414	330					116	203	520	329				
1978	117	250	429	391					126	299	564	380				
1977	120	245	383	364					132	310	520	371				

CONSTRUCTION STATUS
(units in thousands)

Year and Month	UNDER CONSTRUCTION			COMPLETIONS		
	Total	1-4 Units	5+ Units	Total	1-4 Units	5+ Units
1979						
JUN	1,283	837	446	166	130	36
JUL	1,300	852	448	151	116	35
AUG	1,301	860	441	159	123	36
SEP	1,283	850	433	181	125	56
OCT	1,274	837	437	174	135	39
NOV	1,226	794	432	165	121	44
DEC	1,140	717	423	174	139	35
1980						
JAN	1,088	678	410	125	94	31
FEB	1,041	644	397	126	89	37
MAR	991	609	382	130	90	40
APR	953	588	365	135	93	42
MAY	918	570	348	120	87	33
JUN	900	566	334	131	89	42
JUL	890	572	318	125	82	43
AUG	887	576	311	128	96	32
SEP	912p	604p	308p	113p	78p	35p
8 months						
1980				1,020	720	300
1979				1,177	902	275
1978				1,169	924	245
1977				1,011	822	189

INTEREST RATES AND YIELDS

Year and Month	1-4 UNIT MORTGAGES					APARTMENTS[4]	CONSTRUCTION LOANS[5] ALL TYPES	FNMA		GNMA Current Securities Yield[7]	SELECTED SECURITIES				SPREADS (Basis Points)	
	FHA Opinion Survey			FHLBB Survey				FMS Auction Yields on 4 mo. Commitments[6]			Aaa Utility New Issue	U.S. Gov't		Prime Commercial Paper 90-119 Days	FHA New Minus Aaa Utility	GNMA minus 10-yr Gov't.
	FHA New[3]	Conventional		Conventional				FHA/VA	Conv.			10-yr	26-wk			
		New	Existing	New	Existing											
1979																
JUN	10.49	10.90	10.90	10.66	10.71	10.250-10.625		10.773	11.560	9.81	9.50	8.91	9.062	9.76	99	90
JUL	10.46	10.95	11.00	10.78	10.93	10.250-10.625		10.652	11.521	9.81	9.59	8.95	9.236	9.87	87	86
AUG	10.58	11.10	11.15	11.01	11.14	10.375-10.625	12.52	10.671	11.517	9.97	9.48	8.99	9.425	10.27	110	98
SEP	11.37	11.35	11.35	11.02	11.20	10.625-10.875		11.091	11.741	10.40	9.83	9.33	10.203	11.63	154	107
OCT	n.a.	12.15	12.20	11.18	11.30	11.250-11.500		12.497	12.865	11.30	10.97	10.30	11.660	13.23	n.a.	100
NOV	12.41	12.50	12.50	11.37	11.52	11.500-12.000	15.56	12.797	13.794	11.58	11.42	10.65	11.856	13.57	99	93
DEC	12.24	12.50	12.50	11.64	11.89	11.875-12.000		12.485	12.981	11.56	11.25	10.39	11.847	13.24	99	117
1980																
JAN	12.60	12.80	12.80	11.87	12.10	11.875-12.250		12.930	13.188	11.96	11.73	10.80	11.851	13.04	87	116
FEB	n.a.	14.10	14.10	11.93	12.62	13.000-14.000	15.77	14.589	14.124	13.02	13.57	12.41	12.721	13.78	n.a.	61
MAR	14.63	16.05	16.05	12.62	12.87	n.a.		15.581	16.665	13.69	14.00	12.75	15.100	16.81	63	94
APR	13.45	15.55	15.55	13.03	13.57	n.a.		14.670	16.451	13.17	12.90	11.47	13.618	15.78	55	170
MAY	11.99	13.20	13.20	13.67	14.12	13.000-15.000	18.32	12.855	13.535	11.54	11.53	10.18	9.149	9.49	46	136
JUN	11.85	12.45	12.45	12.69	13.31	12.250-12.750		12.360	12.946	10.89	10.96	9.78	7.218	8.27	89	111
JUL	12.39	12.45	12.45	12.48	12.61	12.500-13.500		12.630	12.807	11.53	11.60	10.25	8.101	8.41	79	128
AUG	13.54	13.25	13.25	12.25	12.26	13.000-14.500	13.16	13.873	13.663	12.33	12.32	11.10	9.443	9.57	122	123
SEP	14.26	13.65	13.70	12.36	12.38	13.000-14.000		14.819	14.450	12.86	12.74	11.51	10.546	10.97	152	135

LONG-TERM MORTGAGE LOANS CLOSED

(Dollars in Millions)

BY TYPE OF INSTITUTION					BY TYPE OF UNIT, AND INSTITUTION														
					1-4 Units					5+ Units					Nonresidential				
Total	Mtg. Bankers	S&Ls	Banks[8]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[8]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[8]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[8]	Life Cos.
16,902	3,203	7,757	4,977	965	13,166	2,562	6,954	3,507	143	1,101	310	440	232	119	2,635	331	363	1,238	703
19,228	2,935	9,576	5,735	982	15,349	2,551	8,556	4,187	55	960	100	590	212	58	2,920	285	430	1,336	869
21,600	3,162	9,859	7,272	1,307	17,157	2,635	8,995	5,420	107	1,249	294	484	224	247	3,193	232	380	1,628	953
20,460	3,498	8,412	7,314	1,236	16,096	2,858	7,705	5,407	126	1,043	309	377	264	93	3,322	332	330	1,643	1,017
21,287	4,232	9,018	6,800	1,237	17,298	3,602	8,289	5,193	214	1,083	217	375	342	149	2,906	413	354	1,265	874
18,956	3,955	7,738	5,820	1,443	14,395	3,032	7,012	4,113	238	1,254	469	351	263	171	3,306	453	375	1,444	1,034
21,394	4,141	8,879	6,869	1,505	16,913	3,690	7,994	5,009	220	921	91	488	191	151	3,560	360	397	1,669	1,134
18,362	3,526	7,230	6,175	1,431	13,823	2,833	6,480	4,260	250	831	148	338	223	122	3,708	545	412	1,692	1,059
15,040	3,338	5,223	5,018	1,461	11,801	2,552	4,584	3,338	427	792	130	270	251	141	3,346	655	369	1,429	893
12,134	2,588	4,070	4,073	1,403	8,731	2,271	3,589	2,703	168	588	82	208	204	94	2,816	236	273	1,166	1,141
11,975	2,733	4,281	3,802	1,159	8,469	2,055	3,805	2,361	248	919	454	204	148	113	2,587	224	272	1,293	798
14,187	2,632	5,487	4,509	1,559	10,372	2,085	4,955	2,899	433	517	72	224	135	86	3,298	475	308	1,475	1,040
12,363	2,297	4,707	4,111	1,248	8,868	1,662	4,216	2,749	241	614	94	218	137	165	2,881	541	273	1,225	842
9,852	2,080	3,536	3,301	935	6,860	1,606	2,996	2,051	207	429	41	220	102	66	2,563	433	320	1,148	662
10,873	2,830	4,076	2,872	1,095	7,351	1,910	3,533	1,794	114	1,099	596	248	167	88	2,423	324	295	911	893
12,555	3,020	5,468	2,947	1,120	9,560	2,530	4,885	2,041	104	615	100	313	94	108	2,380	390	270	812	908

LONG-TERM COMMITMENT ACTIVITY

(Dollars in Millions)

OUTSTANDING					ISSUED DURING MONTH				
Total	Mtg. Bankers	S&Ls	Banks[8]	Life Cos.	Total	Mtg. Bankers	S&Ls	Banks[8]	Life Cos.
79,095	12,675	29,054	12,054	25,312	18,058	3,433	9,428	3,287	1,910
84,252	14,123	30,140	13,016	26,973	20,870	3,803	10,387	3,776	2,904
84,305	13,676	29,350	13,155	28,124	18,739	3,163	9,003	3,857	2,716
86,870	16,501	28,818	12,817	28,734	20,028	3,547	8,167	3,266	5,048
85,014	14,153	28,379	13,195	29,287	19,816	5,466	8,852	3,335	2,163
85,090	14,619	28,373	11,974	30,124	16,809	4,073	7,730	2,530	2,476
83,042	14,258	27,084	11,493	30,207	16,943	4,014	7,992	2,916	2,021
79,324	14,824	23,714	11,315	29,471	12,023	3,415	4,741	2,407	1,460
73,350	13,473	21,467	10,504	27,906	8,533	2,608	3,248	1,892	785
67,753	11,983	20,502	8,929	26,339	8,579	2,984	3,510	1,545	540
68,818	12,333	21,351	9,717	25,417	9,409	2,046	5,017	1,637	700
66,122	11,974	20,424	9,215	24,509	9,924	2,372	4,782	1,850	920
60,999	10,500	18,597	8,286	23,616	7,126	1,964	3,147	1,276	739
58,833	10,336	17,762	8,011	22,724	7,051	2,958	2,802	901	390
58,058	9,960	18,848	7,651	21,599	9,046	2,850	4,580	1,250	366
63,525	13,750	21,310	7,769	20,696	12,568	3,050	7,128	1,626	764
n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

MORTGAGE INSURANCE

(Units in thousands, dollars in millions)

APPLICATIONS RECEIVED UNITS			INSURED							
			Total		FHA (203)		VA		Private	
Total	FHA/VA	Private	Units	Amt.	Units	Amt.	Units	Amt.	Units	Amt.
169	106	63	90	3,741	19	665	24	1,075	47	2,001
185	116	69	102	4,246	23	806	24	1,082	55	2,358
166	103	63	103	4,338	24	846	24	1,096	55	2,396
170	112	58	117	4,996	29	1,058	31	1,423	57	2,515
177	118	59	116	5,042	25	912	35	1,695	56	2,435
150	100	50	104	4,646	20	744	39	1,910	45	1,992
155	98	57	104	4,580	29	1,092	22	1,100	53	2,388
116	76	40	102	4,493	27	1,004	29	1,391	46	2,098
79	50	29	91	4,117	20	769	31	1,531	40	1,817
90	66	24	100	4,534	31	1,142	39	1,956	30	1,436
91	63	28	71	3,153	21	753	26	1,301	24	1,099
101	61	40	74	3,371	18	696	27	1,329	29	1,346
90	58	32	76	3,473	20	746	23	1,149	33	1,578
101	76	25	56	2,608	13	483	17	848	26	1,277
105	78	27	50	2,273	13	502	15	741	22	1,030
138	99	39	63	2,904	20	823	16	817	27	1,264
139	89	50	70	3,389	23	958	17	944	30	1,487

SECONDARY MARKET ACTIVITY

(Dollars in Millions)

FNMA					FHLMC			GNMA	
4-Month Commitments				12 Month Convert Standby				Pass-Through Securities	
FHA/VA		Conventional			Comm.	Purc.	Sold		
Bid	Accept	Bid	Accept					Applications	Issued
220	100	358	195	277	462	447	182	3,621	1,860
133	70	94	70	160	517	518	320	6,211	2,032
162	83	246	184	184	581	636	354	5,105	2,933
1,421	600	527	326	343	437	537	347	4,012	2,640
2,943	1,130	1,050	431	828	504	552	531	6,509	2,639
558	265	366	190	0	221	458	186	7,410	3,250
649	249	413	152	0	199	403	211	3,539	1,894
516	232	443	247	26	296	279	180	4,265	2,611
1,169	564	412	148	225	197	248	207	2,178	1,354
1,267	426	919	240	242	186	193	106	5,124	1,125
494	199	135	66	85	189	231	200	4,509	1,778
609	214	280	109	62	491	176	391	5,281	1,127
603	267	170	76	92	577	225	230	6,627	1,320
1,255	506	229	141	72	702	440	288	5,322	1,874
1,347	775	430	219	112	476	495	320	4,936	2,215
1,268	741	348	210	102	218	521	275	6,850	1,807

MORTGAGE BANKERS CONSTRUCTION AND LAND LOAN ACTIVITY

(Dollars in Millions)

DISBURSEMENTS DURING MONTH					OUTSTANDING COMMITMENTS TO BORROWERS			
Construction				Land Loans				
Total	1-4 Units	5+ Units	Non-res.		Total	1-4 Units	5+ Units	Non-res.
242	154	38	50	50	3,907	1,542	1,030	1,335
242	127	49	65	56	3,721	1,305	950	1,466
277	128	57	92	74	4,048	1,562	1,335	1,151
285	119	40	127	137	3,764	1,617	860	1,287
302	118	41	143	41	4,153	1,261	1,559	1,333
216	84	49	84	36	4,815	1,229	2,015	1,571
249	92	44	113	35	3,552	1,082	981	1,489
231	84	42	105	27	3,554	1,196	1,079	1,279
207	80	49	78	31	4,512	1,160	1,652	1,700
259	91	46	121	24	4,272	1,201	1,585	1,486
191	71	40	81	59	3,484	1,104	1,042	1,338
209	88	47	74	72	4,254	965	1,789	1,500
243	89	47	107	55	4,209	1,016	1,604	1,589
376	100	61	215	73	3,954	1,093	1,322	1,539
n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.

ot available; p-Preliminary
the National Association of Realtors' "Existing Home Sales" series.
ts cumulative total through the latest month for each column.
dary market gross yields.
mark rates, Citicorp Real Estate, Inc.

[5]Federal Reserve's weighted average interest rate for Commercial Banks.
[6]Weighted average gross yields for accepted bids.
[7]Survey of three New York security dealers. Securities for immediate delivery.
[8]Mutual Savings Banks and Commercial Banks.

s: American Council of Life Insurance, Board of Governors of the Federal Reserve System, Bureau of the Census, Citicorp Real Estate, Inc., Department of Housing and Urban Development, Federal Home Loan Bank Board, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Government National Mortgage Association, Mortgage Bankers Association of America, National Association of Mutual Savings Banks, National Association of Realtors, Veterans Administration.

MORTGAGE BANKING ACTIVITY
(All dollar amounts are in millions)

LOANS CLOSED

Year and Month	LONG-TERM MORTGAGE LOANS												CONSTRUCTION LOANS
	Seasonally Adjusted				Not Seasonally Adjusted								
						1-4 Units				5 Units or More			
	Total[1]	1-4 Units	5 Units or More	Non-Res.	Total	Total	FHA	VA	Conv.	Total	FHA	Conv.	Non-Res.	Total
1979														
AUG	$ 3,720	$ 3,150	$ 210	$ 420	$ 4,230	$ 3,600	$1,330	$1,380	$ 890	$ 220	$ 130	$ 90	$ 410	$ 810
SEP	3,800	3,020	340	410	3,950	3,030	1,160	1,180	690	470	170	300	450	560
OCT	3,740	3,330	180	450	4,140	3,690	1,430	1,440	820	90	30	60	360	1,020
NOV	3,440	2,700	160	550	3,540	2,840	1,000	1,000	840	150	90	60	550	780
DEC	3,040	2,450	100	320	3,350	2,560	810	830	920	130	50	80	660	590
1980														
JAN	$ 2,830	$ 2,440	$ 140	$ 320	$ 2,590	$ 2,270	$ 710	$ 710	$ 850	$ 80	$ 0	$ 80	$ 240	$ 560
FEB	2,900	2,300	580	170	2,740	2,060	740	720	600	460	350	110	220	490
MAR	3,060	2,320	60	470	2,630	2,090	750	710	630	70	40	30	470	460
APR	2,340	1,770	60	610	2,300	1,660	530	470	660	100	20	80	540	510
MAY	2,450	1,740	70	680	2,080	1,610	580	470	560	40	0	40	430	690
JUN r	2,620	1,820	400	520	2,760	1,970	950	660	360	420	110	310	370	540
JUL r	2,950	2,470	80	480	3,020	2,530	1,170	910	450	100	90	10	390	1,960
AUG p	3,080	2,700	60	240	3,230	2,920	1,260	1,080	580	60	60	0	250	1,000
Year-to-date														
1980	$22,230	$17,560	$1,450	$3,490	$21,350	$17,110	$6,690	$5,730	$4,690	$1,330	$ 670	$660	$2,910	$6,210
1979	26,250	23,690	2,200	2,520	26,530	22,140	7,690	7,560	6,890	1,920	1,010	910	2,470	8,260
1978	21,810	19,950	1,780	2,020	22,290	18,700	5,720	6,940	6,040	1,560	590	970	2,030	4,900

OUTSTANDING END OF MONTH INVENTORY

COVERAGE[2]

Year and Month	LONG TERM MORTGAGE LOANS								CONSTRUCTION LOANS						
		1-4 Units				5 Units or More									
	Total	Total	FHA	VA	Conv.	Total	FHA	Conv.	Non-Res.	Total	1-4 Units	5 Units or More	Non-Res.	1-4 Units	5 Units or More	Non-Res.
1979																
AUG	$10,970	$8,020	$2,550	$2,280	$3,190	$1,850	$1,240	$610	$1,100	$2,370	$ 990	$580	$800	53%	80%	92%
SEP	11,380	8,280	2,640	2,340	3,300	1,990	1,260	730	1,110	2,410	1,060	600	750	57	75	95
OCT	10,620	8,940	2,810	2,500	3,630	670	30	640	1,010	2,270	900	560	810	60	124	103
NOV	9,920	8,160	2,690	2,340	3,130	620	30	590	1,140	2,050	810	520	720	61	160	102
DEC	8,960	7,190	2,280	1,960	2,950	660	40	620	1,110	2,240	850	600	790	63	134	104
1980																
JAN	$ 8,500	$6,760	$2,110	$1,690	$2,960	$ 750	$ 50	$700	$ 990	$2,410	$ 870	$590	$950	59%	112%	102%
FEB	8,080	6,440	1,950	1,570	2,920	550	30	520	1,090	2,360	860	560	940	64	136	103
MAR	6,310	4,720	1,220	1,100	2,400	590	40	550	1,000	2,430	930	580	920	75	137	104
APR	5,800	4,120	1,020	870	2,230	680	10	670	1,000	2,310	800	570	940	74	137	103
MAY	5,760	4,050	1,010	830	2,210	780	10	770	930	2,190	780	580	830	59	134	105
JUN r	5,690	3,840	1,240	870	1,730	960	20	940	890	2,460	810	590	1,060	70	141	103
JUL r	9,260	4,900	1,550	1,170	2,180	2,430	1,500	930	1,930	2,480	760	660	1,060	63	121	85
AUG p	8,130	5,620	1,890	1,450	2,280	940	30	910	1,570	2,560	980	640	940	69	124	103

COMMITMENT ACTIVITY: LONG-TERM MORTGAGE LOANS

Year and Month	COMMITMENTS DURING MONTH								OUTSTANDING COMMITMENTS END OF MONTH							
	To Borrowers				From Investors				To Borrowers				From Investors			
	Total	1-4 Units	5 Units or More	Non-Res.	Total	1-4 Units	5 Units or More	Non-Res.	Total	1-4 Units	5 Units or More	Non-Res.	Total	1-4 Units	5 Units or More	Non-Res.
1979																
AUG	$ 5,470	$ 4,250	$ 530	$ 690	$ 4,840	$ 3,660	$ 410	$ 770	$10,840	$5,940	$1,830	$3,070	$14,160	$7,380	$2,930	$3,850
SEP	4,070	2,640	460	970	5,510	3,750	610	1,150	10,100	5,020	1,780	3,300	14,630	7,640	2,810	4,180
OCT	4,020	3,220	270	530	4,920	3,920	100	900	8,770	4,900	810	3,060	14,260	8,230	1,840	4,190
NOV	3,430	2,490	150	790	4,800	3,160	470	1,170	8,920	4,630	800	3,490	14,830	7,850	2,250	4,730
DEC	2,610	1,960	70	580	3,190	2,280	60	850	7,960	3,860	770	3,330	13,480	6,930	1,920	4,630
1980																
JAN	$ 2,990	$ 2,690	$ 100	$ 200	$ 2,500	$ 1,950	$ 330	$ 220	$ 7,760	$4,270	$ 540	$2,950	$11,980	$6,540	$1,440	$4,000
FEB	2,050	1,820	60	170	2,490	2,210	80	200	7,380	3,780	740	2,860	12,340	6,530	1,750	4,060
MAR	2,380	2,040	90	250	2,260	1,830	170	260	7,120	3,680	710	2,730	11,980	6,330	1,780	3,870
APR	1,970	1,680	40	250	2,180	1,500	170	510	6,080	3,170	520	2,390	10,510	5,370	1,650	3,490
MAY	2,960	2,730	90	140	1,550	1,290	100	160	7,120	3,820	570	2,730	10,340	4,680	1,810	3,850
JUN r	2,840	2,480	160	200	2,280	1,430	540	310	7,670	4,320	830	2,520	12,850	6,810	2,530	3,510
JUL r	3,050	2,850	70	130	2,540	2,190	150	200	9,190	5,000	1,440	2,750	13,750	6,520	3,250	3,980
AUG p	2,980	2,320	190	470	3,530	2,650	110	770	8,670	4,870	950	2,850	14,130	7,220	2,340	4,570
Year-to-date																
1980	$21,220	$18,610	$ 800	$1,810	$19,330	$15,050	$1,650	$ 2,630								
1979	30,310	22,800	1,280	6,230	30,940	22,170	1,960	6,810								
1978	31,070	21,340	1,230	8,500	38,040	25,770	1,960	10,310								

[1]Total is seasonally adjusted separately from components. Total, therefore, may not equal the sum of the parts.

[2]Percent coverage is outstanding long-term commitments received from investors, divided by the sum of outstanding end of month inventory and outstanding long-term commitments issued to borrowers, multiplied by 100.

Note: All series labeled 'non-residential' are also inclusive of farm data.